

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Special Permit #1939  
Nebraska Heart Hospital

**DATE:** October 3, 2001

**PROPOSAL:** To develop a hospital and a medical office building.

**WAIVER REQUESTS:** None

**LAND AREA:** 20.01 acres, more or less

**CONCLUSION:** The proposed health care facility generally conforms with the directives in the Comprehensive Plan, provided changes and corrections are made to the plans. Without a study analyzing the impact this development will have on S. 91<sup>st</sup> Street and Heritage Lakes Drive, the Department of Public Works & Utilities cannot determine what changes are needed to the driveways and street design. This application should be deferred until additional information is provided.

Change of Zone #3320, Annexation #01006, Appian Way Preliminary Plat #01006, and Heritage Lakes Preliminary Plat #01004 must be approved before the facility can be built.

<b><u>RECOMMENDATION:</u></b>
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Deferral
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Lot 82 I.T., located in Section 23, T9N, R7E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, and more particularly described in the attached legal description.

**LOCATION:** The corner of the future alignment of S. 91<sup>st</sup> Street and the proposed Heritage Lakes Drive.

**APPLICANT:** Nebraska Heart Hospital, P.C.  
1500 S. 48<sup>th</sup> Street - Suite 800  
Lincoln, NE 68506

**OWNER:** Andermatt, L.L.C. and Eiger Corp.

**CONTACT:** Mark Palmer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

**EXISTING ZONING:** AG Agricultural. If Change of Zone #3320 is approved, the zoning would become R-3 Residential.

**EXISTING LAND USE:** Vacant land.

**SURROUNDING LAND USE AND ZONING:**

North:	AG	Fields
South:	AG	Fields
East:	AG	Fields
West:	AG	Fields being graded for development.

If the Appian Way Preliminary Plat #01006 and Change of Zone #3320 are approved, the property would have R-3 to the north and east, B-5 to the west, and AG to the south.

**ASSOCIATED APPLICATIONS:** Change of Zone #3320, Annexation #01006, Appian Way Preliminary Plat #01006, and the Heritage Lakes Preliminary Plat #01004.

<b>HISTORY:</b>	<b>April 4, 2001</b>	Olsson Associates submitted Heritage Lakes Preliminary Plat #01004.
	<b>Sept. 19, 2001</b>	Planning Commission recommends approval for Appian Way: Preliminary Plat #01006, Change of Zone #3320, Change of Zone #3285, Annexation #01006, and Use Permit #140.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan designates this area as Urban Residential. The Southeast Lincoln/Highway 2 Subarea Plan designates this area as Urban Residential. Properties north and south of this site are designated Special Residential.

From the Southeast Lincoln/Highway 2 Subarea Plan:

**Special Residential:** could include churches, domiciliary care facilities, retirement apartments, child care facilities, townhomes or other uses permitted by special permit in residential districts. In more urban settings, which are further from existing single family residences, apartments may also be appropriate. There may be additional areas which are appropriate for these types of uses. They may be identified through future special permit applications, such as the various types of housing discussed in the plans for Campbell's Nursery at 56<sup>th</sup> and Pine Lake Road. (p 10)

From Chapter VI of the Comprehensive Plan - Community Facilities:

### **3. Health Services**

#### *Goals*

- *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*
- ***Develop Lincoln as the center for a network of regional health care services.***

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

**The Health Care Industry is very important to the economy and well-being of the community.**

The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. **Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole;** to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city. (p 171; emphasis added)

**UTILITIES:** Neither sewer nor water are available now, but utilities are provided in the Conditional Annexation and Zoning Agreement associated with Annexation #01006.

**TOPOGRAPHY:** Sloping from north to south, with a drainage way along the eastern edge of the site.

**TRAFFIC ANALYSIS:** S. 91<sup>st</sup> Street is identified as a minor arterial in the future Functional Street and Road Classification. The proposed Heritage Lakes Drive is designed as a local residential street with 60' width.

**PUBLIC SERVICE:** The closest fire stations are at S. 84<sup>th</sup> Street and South Street or S. 48<sup>th</sup> Street and Highway 2.

**REGIONAL ISSUES:** None apparent.

**ENVIRONMENTAL CONCERNS:** Stormwater runoff from parking lots into wetlands.

**AESTHETIC CONSIDERATIONS:** Transition from this property to proposed residential uses to the east. Parking lots as gateway to the neighborhood.

**ALTERNATIVE USES:** Residential lots, as proposed in the Heritage Lakes Preliminary Plat No. 01004, which was submitted on April 4, 2001. The applicant has yet to respond to the Planning Director's letter.

**ANALYSIS:**

1. The Southeast Lincoln/Highway 2 Subarea Plan indicated that there *may* be additional areas appropriate for Special Residential uses. This site is not designated as Special Residential, therefore the application should clearly meet the standards in the Zoning Ordinance and promote the goals outlined in the Comprehensive Plan.
2. The Zoning Ordinance States:

**27.63.080 Permitted Special Use: Health Care Facilities.**

Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:

(a) Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

The parking requirements for medical offices are one stall per 225 square feet. The proposed 40,000 square foot building requires 178 spaces. Hospitals require one space per 2.5 beds, plus one space per employee on the largest shift. The applicant has not indicated the number of beds.

No parking is proposed in the required front or side yards.

The proposed screening does not meet Design Standards.

(b) Yard and area regulations.

(1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The proposed buildings occupy 15.5% of the total land area.

(2) Yards abutting a nonresidential district shall be the same as those required in said abutting district.

The yards do not abut a nonresidential district. The site plan depicts a 50' setback along S. 91<sup>st</sup> Street, which matches that required in the B-5 zoning across the street.

(3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

No elevations or maximum heights have been provided.

(4) Required front and side yards shall be landscaped.

The landscape plan depicts street trees and parking lot screening. The Design Standards do not specify how the required yards shall be landscaped, however the plan as submitted is inadequate. Landscaping which meets the requirements for "required yards, open space areas, malls and around proposed buildings in the O-3, B-2, B-5, I-2 and I-3 districts" would be appropriate here. For every 10,000 square feet of building coverage or fraction thereof, the site must provide 4 deciduous trees with a design spread of 30' and 400 square feet of shrub coverage.

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

No adjustments have been requested.

(c) The proposed health care facility shall conform to all applicable state and federal requirements.

(d) The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

The application indicates that this facility is intended to be a specialty heart hospital: "The Nebraska Heart Institute serves an area which is virtually statewide, but which is centered in southeast Nebraska. The location near Highway 2 is easily accessible to patients in the region..." S. 91<sup>st</sup> Street will be a major street, once it is constructed.

3. Unlike many of Lincoln's health care facilities, the proposed Heart Hospital is not adjacent to currently existing residential uses. This presents an opportunity to obviate conflicts between the proposed institutional use and the proposed residential to the east. The site plan should include a substantial landscaped buffer along its eastern boundary.
4. This application takes access to streets which do not exist and are not yet approved. The Heritage Lakes Preliminary Plat #01004 provides the design specifications for Heritage Lakes Drive and the Appian Way Preliminary Plat #01006 specifies the new alignment for S. 91<sup>st</sup> Street. Both streets must be constructed before this site receives building permits. Both streets must be designed to accommodate this use.
5. Health care facilities are not permitted in the AG zoning district. Change of Zone #3320 (AG to R-3) must be approved prior to building permits.
6. As the gateway to the proposed residential neighborhood, the site should provide an aesthetically pleasing streetscape. The parking should be located behind the medical office building or be pushed farther back from the residential street.
7. The bicycle trail was placed along the east side S. 91<sup>st</sup> Street so that there would be fewer conflicts with vehicles. The trail should be shown on the plan and it should cross the entrance driveways outside the curb radii.
8. The proposed drainage facilities simply route water from the parking lots and rooftops into the existing wetlands to the south. The facilities should incorporate native plantings and/or constructed wetlands to filter pollutants from stormwater before it is outletted offsite.
9. This land is covered by the Conditional Annexation and Zoning Agreement for Annexation #01006. This site generates more trips than were allotted to the residential uses originally proposed. The applicant proposes transferring 40 trips from the commercial trip cap in order to make up the deficit. The calculations were based on a 68,000 square foot hospital but the applicant is requesting a future expansion to 95,000 square feet. The expansion generates an additional 25 trips, which must also be deducted from the commercial trip cap. Any future expansions of this facility shall further reduce the commercial trip cap.
10. If there is to be a covered walkway between the buildings, it should be shown on the site plan.
11. The Department of Public Works & Utilities notes that driveways and locations must be analyzed in relation to the changes in traffic patterns caused by this development.

This analysis cannot be done without an intersection study, which has not yet been provided.

If, after holding a public hearing, the Planning Commission determines that the application should be approved, the following conditions are suggested:

**CONDITIONS:**

Site Specific:

1. This approval permits a 95,000 square foot health care facility 80 beds and a 40,000 square foot medical office building, with a combined P.M. Peak trip cap of 234.

General:

2. Before receiving building permits:
  - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
    - 2.1.1 A revised site plan showing the following revisions:
      - 2.1.1.1 Dimension right of way adjacent to the permit area.
      - 2.1.1.2 Show the 10' wide bike trail along S. 91<sup>st</sup> Street. Add a note to the site plan indicating that the entrance drives shall delineate the trail in opaque paint. Locate the trail outside the curb radii.
      - 2.1.1.3 Dimension the canopy and the helicopter pad.
      - 2.1.1.4 Differentiate required yards from the proposed setbacks. This will be helpful when a sign plan is proposed.
      - 2.1.1.5 Add a note indicating that a signing plan shall be approved in accordance with Section 27.69.260 L.M.C. and that no signs shall be permitted in required yards.
      - 2.1.1.6 Provide the existing topography on the grading plan, not the topography proposed with Preliminary Plat #01004.

- 2.1.1.7 Provide calculations for the required parking on the site plan. Indicate the number of stalls which are above the minimum required. Correct the total stall count to 452.
- 2.1.1.8 In Notes 1 and 2, delete “and to be reviewed at the time of the building permit process.”
- 2.1.1.9 Add a note to the site plan stating “The proposed health care facility shall conform to all applicable state and federal requirements.”
- 2.1.1.10 Dimension the lot lines.
- 2.1.1.11 Revise the sheet count on the site plan.
- 2.1.1.12 Provide a 50' landscaped buffer along the eastern edge of the property.
- 2.1.1.13 Provide building elevations for the purposes of determining setback requirements.
- 2.1.1.14 Place the office building along the Heritage Lakes Drive frontage and relocate the parking behind it.
- 2.1.1.15 Add a note indicating that there shall be a maximum of 234 P.M. peak hour trips on this site. Any future expansions shall reduce the maximum P.M. peak hour trips allotted in the Conditional Annexation and Zoning Agreement approved with Annexation #01006.
- 2.1.1.16 In the required yards and the open space areas, provide landscaping which meets the requirements of Section 7.6 of Design Standards for Screening and Landscaping.
- 2.1.1.17 Grading, drainage, parking layout, intersection analysis, curb cuts, access, and utilities acceptable to the Department of Public Works & Utilities.
- 2.1.1.18 Provide utility easements as requested by LES.
- 2.1.1.19 Provide fire hydrants acceptable to the Fire Department.



- 2.1.1.20 Revise the street width and design of Heritage Lakes Drive in accordance with an intersection study acceptable to the Department of Public Works & Utilities.
- 2.1.2 A landscape plan approved by the Director of Planning with plant materials acceptable to Parks & Recreation.
- 2.1.3 A final site plan with 5 copies as approved.
- 2.2 The construction plans comply with the approved plans.
- 2.3 Change of Zone #3320 shall be approved.
- 2.4 S. 91<sup>st</sup> Street and Heritage Lakes Drive shall be constructed adjacent to the property.
- 2.5 The total commercial trips allowed in Use Permit #140 and the Conditional Annexation and Zoning Agreement associated with Annexation #01006 shall be reduced by 65.
- 2.6 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

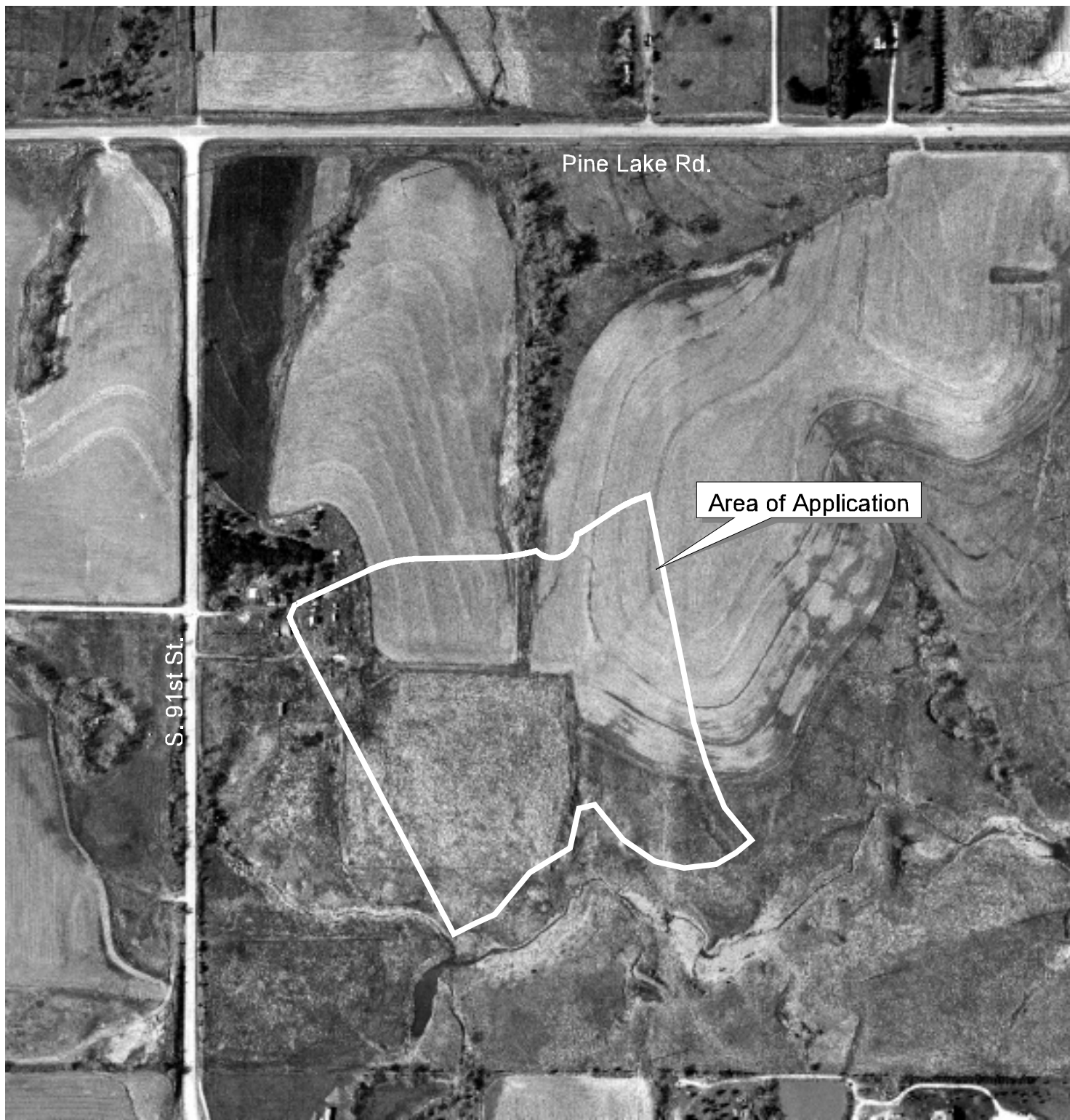
- 3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the buildings all development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.
  - 3.3 The operation is to meet appropriate local and state licensing requirements.
  - 3.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 3.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Jason Reynolds  
Planner

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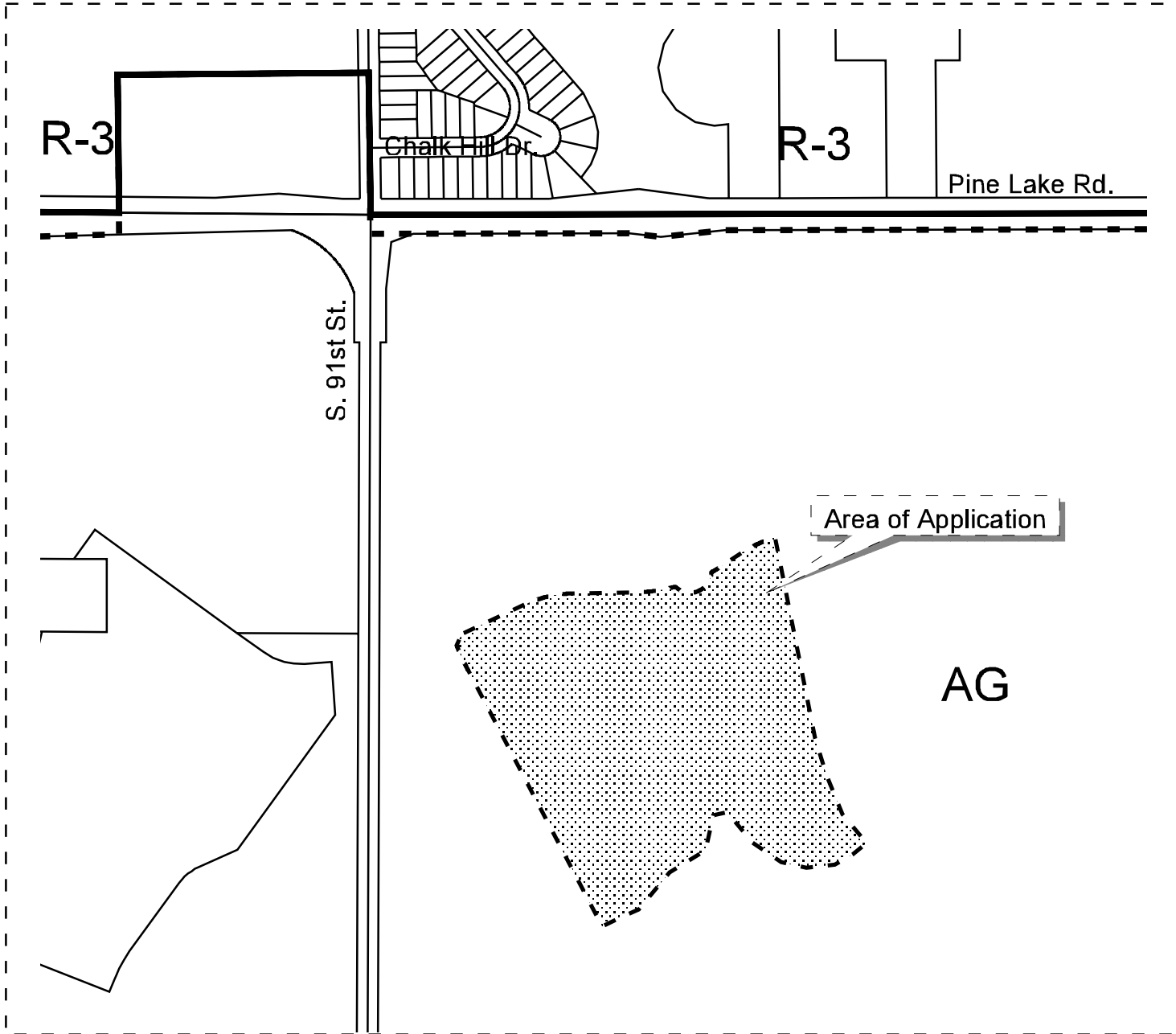
S. 91st St.

Pine Lake Rd.

Area of Application



**Special Permit #1939**  
**S. 98th & Pine Lake Rd.**  
**Nebraska Heart Hospital**

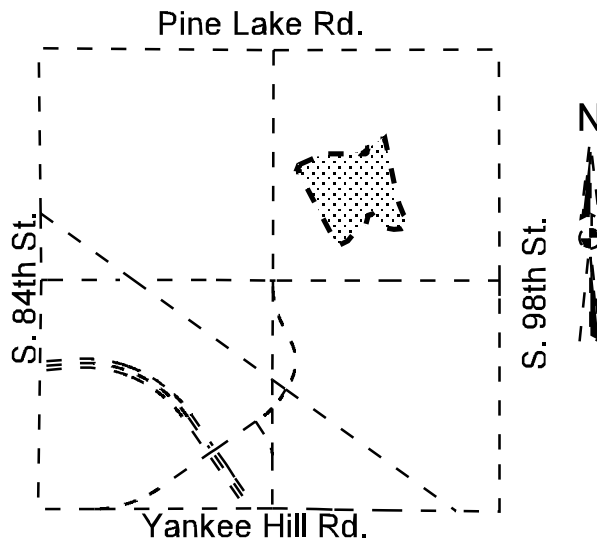
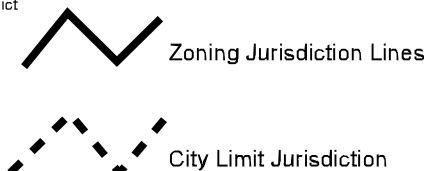


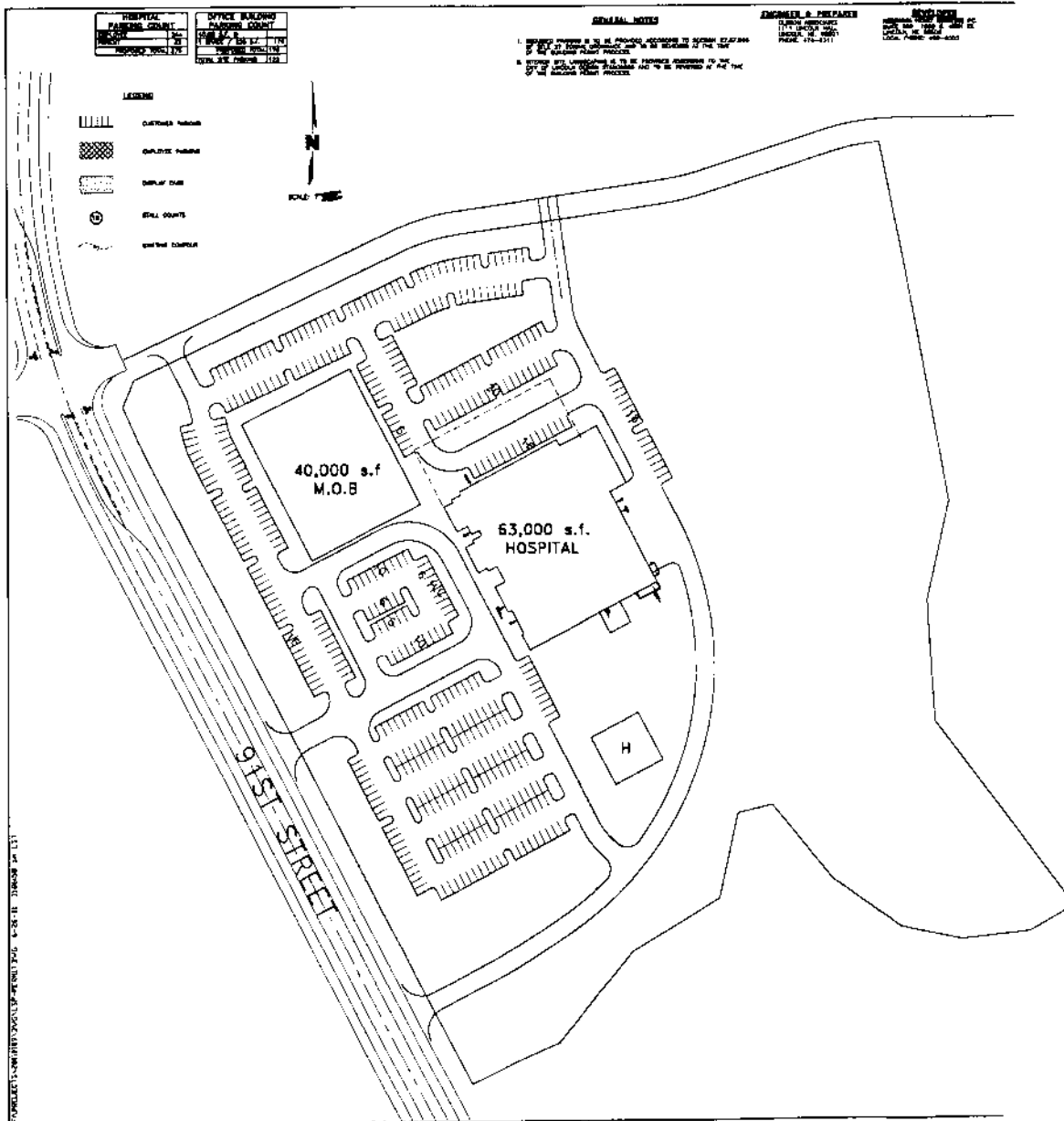
**Special Permit #1939**  
**S. 98th & Pine Lake Rd.**  
**Nebraska Heart Hospital**

**Zoning:**

- |            |  |
|------------|--|
| R-1 to R-8 | Residential District                   |
| AG         | Agricultural District                  |
| AGR        | Agricultural Residential District      |
| R-C        | Residential Conservation District      |
| O-1        | Office District                        |
| O-2        | Suburban Office District               |
| O-3        | Office Park District                   |
| R-T        | Residential Transition District        |
| B-1        | Local Business District                |
| B-2        | Planned Neighborhood Business District |
| B-3        | Commercial District                    |
| B-4        | Lincoln Center Business District       |
| B-5        | Planned Regional Business District     |
| H-1        | Interstate Commercial District         |
| H-2        | Highway Business District              |
| H-3        | Highway Commercial District            |
| H-4        | General Commercial District            |
| I-1        | Industrial District                    |
| I-2        | Industrial Park District               |
| I-3        | Employment Center District             |
| P          | Public Use District                    |

One Square Mile  
 Sec. 23 T9N R7E





## LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 82 I.T., LOCATED IN THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,312.46 FEET TO A POINT, THENCE SOUTH 89 DEGREES 47 MINUTES 14 SECONDS EAST ALONG A LINE PERPENDICULAR FROM THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 297.83 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 64 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 212.58 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 370.00 FEET, ARC LENGTH OF 155.66 FEET, DELTA ANGLE OF 24 DEGREES 06 MINUTES 14 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 02 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 154.51 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 05 MINUTES 12 SECONDS EAST, A DISTANCE OF 191.61 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, ARC LENGTH OF 131.90 FEET, DELTA ANGLE OF 14 DEGREES 15 MINUTES 34 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 57 MINUTES 25 SECONDS EAST, AND A CHORD LENGTH OF 131.56 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 66.50 FEET, ARC LENGTH OF 154.45 FEET, DELTA ANGLE OF 133 DEGREES 04 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 68 DEGREES 13 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 122.00 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, ARC LENGTH OF 45.00 FEET, DELTA ANGLE OF 04 DEGREES 51 MINUTES 53 SECONDS, A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 35 SECONDS EAST, AND A CHORD LENGTH OF 44.99 FEET TO A POINT OF TANGENCY, THENCE NORTH 56 DEGREES 44 MINUTES 39 SECONDS EAST, A DISTANCE OF 74.03 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 370.00 FEET, ARC LENGTH OF 109.13 FEET, DELTA ANGLE OF 16 DEGREES 54 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 65 DEGREES 11 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 108.74 FEET TO A POINT, THENCE SOUTH 11 DEGREES 22 MINUTES 55 SECONDS EAST, A

DISTANCE OF 644.79 FEET TO A POINT, THENCE SOUTH 16 DEGREES 58 MINUTES 23 SECONDS EAST, A DISTANCE OF 119.62 FEET TO A POINT, THENCE SOUTH 22 DEGREES 22 MINUTES 58 SECONDS EAST, A DISTANCE OF 133.52 FEET TO A POINT, THENCE SOUTH 39 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 117.45 FEET TO A POINT, THENCE SOUTH 50 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 54.94 FEET TO A POINT, THENCE SOUTH 60 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 65.14 FEET TO A POINT, THENCE SOUTH 83 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 90.13 FEET TO A POINT, THENCE NORTH 77 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 81.05 FEET TO A POINT, THENCE NORTH 55 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 108.87 FEET TO A POINT, THENCE NORTH 39 DEGREES 25 MINUTES 27 SECONDS WEST, A DISTANCE OF 124.72 FEET TO A POINT, THENCE SOUTH 77 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 45.94 FEET TO A POINT, THENCE SOUTH 12 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF 112.72 FEET TO A POINT, THENCE SOUTH 58 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 132.86 FEET TO A POINT, THENCE SOUTH 39 DEGREES 29 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.61 FEET TO A POINT, THENCE SOUTH 66 DEGREES 23 MINUTES 18 SECONDS WEST, A DISTANCE OF 60.13 FEET TO A POINT, THENCE SOUTH 63 DEGREES 25 MINUTES 49 SECONDS WEST, A DISTANCE OF 65.81 FEET TO A POINT, THENCE NORTH 27 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 907.16 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 87.23 FEET, DELTA ANGLE OF 05 DEGREES 20 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 59 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 87.20 FEET TO A POINT, THENCE NORTH 22 DEGREES 15 MINUTES 58 SECONDS EAST, A DISTANCE OF 36.08 FEET TO A POINT, THENCE NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.04 FEET TO A POINT, THENCE NORTH 18 DEGREES 34 MINUTES 09 SECONDS WEST, A DISTANCE OF 1.79 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 871,537.83 SQUARE FEET OR 20.01 ACRES, MORE OR LESS.

# M e m o r a n d u m

REC'D
OCT - 8 2001
LAND ACQUISITION PLANNING

**To:** Jason Reynolds, Planning

**From:** Dennis Bartels, Engineering Services

**Subject:** Nebraska Heart Hospital SP #1939

**Date:** October 5, 2001

**cc:** Roger Figard  
Nicole Fleck-Tooze  
Virendra Singh

Engineering Services has reviewed the Special Permit for Nebraska Heart Hospital east of proposed 91st Street south of Pine Lake Road and has the following comments:

1. The Heritage Lakes Preliminary Plat referenced in the application has not been approved. An approved preliminary plat is needed to enable final platting of the streets and construction of the required infrastructure. The street width and design of Heritage Lakes Drive needs to be revised to match this proposed use. The 27' wide street is not appropriate. The traffic circle location does not make sense with this proposed land use. Traffic impacts need to be analyzed to determine design of Heritage Lakes and the need for right turn lanes at the various access points. The grading shown does not indicate existing grades but proposed grades in heritage Lakes preliminary plat and these grades are not appropriate. Heritage Lakes Drive and 91st do not exist and the City cannot force them to be platted. The proposed hospital and office building are proposed over storm water detention facilities shown on the unapproved plat.
2. No use is shown for the eastern 1/3 of this proposed development.
3. The application proposed to use trips proposed to be permitted for the commercial development west of 91st Street. A method of account for this reduction and concurrence of that development is required.
4. Driveways and locations need to be analyzed in relation to the changes in traffic patterns because of this development. Abutting streets may need to be revised accordingly.



# *Memorandum*



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

**P.O. Box 84608, 1111 Lincoln Mall, Lincoln Nebraska 68501-4608 402/474-6311**

Date: September 20, 2001

To: Kelvin Korver

From: Mark Palmer

Re: Trip Count adjustment due to Nebraska Heart Hospital.

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The Hospital and Medical Office Building Special Use will create more trips than what has been accounted for in the traffic study.

The traffic study allocates 374 trips to the residential area north of the lake. These trips include 75 trips for the future apartment use and the remaining 279 trips to be assigned to the residential development. The 68,000 S.F Hospital and 40,000 S.F. Office building will generate 209 trips, this is calculated as follows:

Hospital:            0.92 trips per 1,000 S.F  
                              68 \* 0.92 = **63 trips**

Medical Office Building:    3.66 trips per 1,000 S.F  
                                      40 \* 3.66 = **146 trips**

You have allocated 110 trips to the remaining north residential area, therefore, 169 trips remain under the residential cap for the Hospital Special Use. Since the Hospital requires 209 trips, 40 trips will need to be transferred from the commercial trip cap. The revised trip cap for the commercial development will now be 4004 trips.

# Nebraska Heart Hospital

## Parking Analysis

Phase 1 Construction:

Employee Parking	102 Stalls
Employee Shift Overlap	80 Stalls
Patients (60)	24 Stalls

Phase 2 Construction:

Estimated number of stalls required:	70 stalls
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Total	276 stalls
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Medical Office Building:	
1 stall / 225 S.F.	178 stalls

**Total for the site 454 stalls**



INTER-DEPARTMENT COMMUNICATION

DATE October 1, 2001

TO Jason Reynolds, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #75S-91E

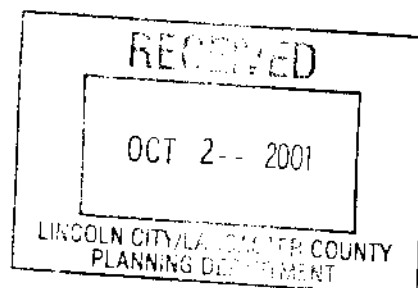
Attached is the Special Permit Request for Nebraska Heart Hospital.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File



OFFICEFO/DEDEAS.Fm

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Jason Reynolds

**DATE:** 9/30/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

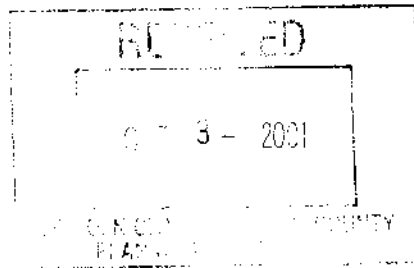
**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** Nebraska Heart Hospital  
SP #1939

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed special permit #1939, Nebraska Heart Hospital with following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.



# Memo

**To: Jason Reynolds, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: October 1, 2001**

**Re: Nebraska Heart Hospital SP 1939**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Please take into consideration the 10' wide trail that bisects the access drive.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

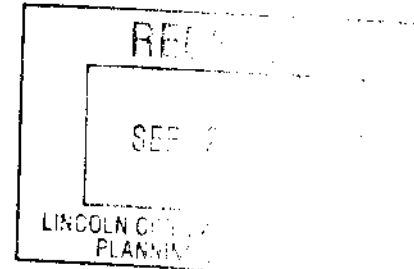
**PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT**  
Law Firm

Gary L. Aksamit  
Thomas J. Fitchett  
Mark A. Hunzeker  
William G. Blake  
Peter W. Katt  
William C. Nelson  
David P. Thompson  
Patrick D. Timmer  
Michael T. Johnson

1045 Lincoln Mall, Suite 200  
P.O. Box 95109  
Lincoln, Nebraska 68509

Fax (402) 476-7465  
Telephone (402) 476-7621

September 21, 2001



**VIA HAND DELIVERY**

Kathleen Sellman  
Planning Department  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Nebraska Heart Institute  
Application for Special Permit for Health Care Facility

Dear Kathleen:

As promised in our meeting yesterday, this letter is to accompany the above application for the purpose of clarifying both the purpose and the scope of this application.

The facility proposed by this application is a specialty heart hospital. The specialized facility will, we believe, enhance both patient care and patient choice. A specialized facility will be able to provide a very high level of service through specialized personnel training, and will expand the ability of Nebraska Heart Institute to accommodate its patients. In this regard, it is important to note that this facility will enable Nebraska Heart Institute to increase the total number of heart procedures performed in Lincoln. All Nebraska Heart Institute physicians intend to continue their practices at Bryan and St. Elizabeth hospitals, as well as at the new facility.

The question was asked whether this facility will have an emergency room, and whether it will participate in the current emergency room rotation in accepting 911 transports. The answer is that there will be a limited emergency room facility. However, it is not anticipated at this time that this facility would participate in the rotation.

We were asked to address the requirements of Section 27.63.080. In that regard, I believe the site plan addresses all of the parking, yard and area regulations. No waivers of any yard, parking or building coverage requirements are requested. The proposed facility will conform to all applicable state and federal requirements.

The only requirement which requires elaboration is Section 27.63.080(d). That section requires health care facilities to be located in such a way as to be "readily accessible to the area served" and "should be located on major streets near the center of the area to be served". Clearly,

Kathleen Sellman  
September 21, 2001  
Page 2

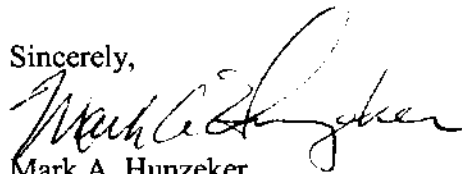
this site will be readily accessible and located on a major street. The Nebraska Heart Institute serves an area which is virtually statewide, but which is centered in southeast Nebraska. The location near Highway 2 is easily accessible to patients in the region, and we believe clearly meets the criteria of the ordinance.

We also want to reiterate our understanding that this project has an inherent connection to the shopping center on the west side of 91<sup>st</sup> Street in that the transportation planning which has recently been done for this vicinity is based upon assumed land uses and projected trip generation from those land uses. Although our site plan indicates a gross area of 95,000 square feet for the heart hospital, the initial phase will be approximately 68,000 square feet. The understanding with the sellers (Andermatt, LLC, and Eiger Corp.) is that the number of afternoon peak hour trips attributable to this 20-acre site will need to be increased by approximately 40 trips by virtue of the substitution of the hospital and medical office building for residential uses previously assumed. This will necessitate revision of the maximum trip generation for the commercial project down to 4,004, from 4,044. We would expect that in the future if the additional square footage is added to the hospital, that additional traffic studies would need to be done at that time and, to the extent additional improvements were necessitated by the addition, the Nebraska Heart Institute would be responsible for those improvements. At this time we do not have any way of knowing when or if the additional area might be added to the hospital.

As we indicated to you in our meeting, Nebraska Heart Institute is most anxious to get started on this project. Please call me if you have any questions, or if you need additional information. We will do the best we can to furnish whatever additional information you need as quickly as possible.

Thank you very much for your cooperation.

Sincerely,



Mark A. Hunzeker  
For the Firm

MAH:la  
Enclosure